



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4275 NORFORD Avenue #418, Calgary T3B 6M2**

MLS® #: **A2116510** Area: **University District** Listing Date: **03/21/24** List Price: **\$465,000**  
Status: **Pending** County: **Calgary** Change: **-\$15k, 02-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2021**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **637**  
Low Sqft:  
Ttl Sqft: **637**

DOM

**59**

Layout

Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Heated Garage,Stall,Titled,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Courtyard,Playground**

Construction: **Brick,Concrete,Wood Frame**  
Flooring: **Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>9`9" x 10`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`4" x 11`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`6" x 10`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`9" x 9`6"</b>
<b>5pc Bathroom</b>	<b>Main</b>	<b>5`5" x 10`1"</b>			

Legal/Tax/Financial

Condo Fee: **\$448** Title: **Leasehold** Zoning: **M-2**  
Fee Freq:

Legal Desc:	2111583	Monthly	Remarks
Pub Rmks:	<b>NEW PRICE!!! Welcome to Esquire by TRUMAN in the University District, where practicality meets luxury living. This 2-bedroom, 1-bathroom home comes with a parking spot in the underground garage for your convenience. Inside, you'll find stylish herringbone-patterned wide plank flooring throughout. The kitchen is fully equipped with modern appliances and sleek dark cabinets complemented by elegant quartz countertops. But there's more! On the third floor, you'll find a fitness center to help you stay active, and a pet wash station for your furry friends. Enjoy the view of the courtyard from your window. Plus, underground visitor parking is available for your guests. With everything you need within walking distance—including work, school/University, Children's Hospital, theaters, restaurants, Market Mall and grocery stores—Esquire offers the perfect blend of comfort and convenience.</b>		
Inclusions:	N./A		
Property Listed By:	Real Broker		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









